

AUGUSTA

G E O R G I A

Development Authority of Richmond County

Office Building Data

Wachovia Building



187,000 SQUARE FEET
10,228 SQUARE FEET AVAILABLE

DEVELOPMENT AUTHORITY OF RICHMOND COUNTY

P.O. Box 922, Augusta, GA 30903-0922
(706) 821-1321 (706) 821-1316

E-mail: WSprouse@AugustaEDA.com www.AugustaEDA.com

**WACHOVIA BUILDING
699 BROAD STREET
AUGUSTA, GA**

BUILDING SIZE

Total Office Space: 186,000 SF
Office Space Available: 12,362 SF

SITE ACREAGE

Acres n/a

CONSTRUCTION

Year Built/Additions:
Former Use: Office Building
Exterior Walls: Masonry & Metal
Roof: Built Up
Ceiling Height varies
Center:
Column Spacing:
Floor Thickness:
Single/Multi Tenant: Multi
No. of Buildings 1
No. of Floors: 17

COST

Sale Price:
Lease Price: \$18.00/sf/yr
Terms:

MECHANICAL

Heat: Electric
Air Conditioning: Electric
Sprinkler System: Wet
Lighting: Fluorescent
Crane: n/a

UTILITIES / ZONING

Water: City of Augusta
Sewer: City of Augusta
Electric: Georgia Power

Natural Gas: Atlanta Gas Light
Telecommunications: BellSouth
Zoning: Commercial Office

TRANSPORTATION / PARKING

Dock High Doors: n/a
Drive In Doors: n/a
Rail Siding: n/a
On-Site Parking: Yes (200 Parking spaces)
Highway Access: Broad Street
Airport: Augusta Regional
ATL Less than 12 miles
150 miles
Access Road: Broad Street

AVAILABILITY

12,362 SF is available immediately

First floor: 976 SF
Fourth floor: 1,928 SF
Tenth floor: 1,848 SF
364 SF
Eleventh floor: 4,585 SF
481 SF
820 SF
Twelfth floor: 410 SF
950 SF

COMMENTS

Seventeen story building, with the prestigious members-only Pinnacle Club fine dining on the 16th and 17th Floors.

August 1, 2007

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